



**Edgewater Park Township
Planning Board and Zoning Board of Adjustment**

STANDARD DEVELOPMENT APPLICATION

**400 Delanco Road
Edgewater Park, NJ 08010**

Phone (609) 877-2217

Fax (609) 877-2308

www.edgewaterpark-nj.com

Block _____ Lot(s) _____ Qualifier _____

Applicant/Project
Name: _____

Date Stamp Received:

Edgewater Park Township
Planning Board and Zoning Board of Adjustment
STANDARD DEVELOPMENT APPLICATION

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PLANNING BOARD/ZONING BOARD OF ADJUSTMENT APPLICATION PROCEDURES

1. Complete Development Application form in total. Failure to complete the application may result in a determination of an incomplete application.
2. Obtain from the Municipal Tax Assessor a Certified List of Property Owners within two hundred (200) feet of the subject property. The New Jersey Municipal Land Use Law (N.J.S.A. 40:55D *et seq.*) requires that this list be prepared by the Municipal Tax Assessor. No other list is considered acceptable. Use attached form.
3. Submit required number of copies (see completeness checklist) of the completed application and plan documents and the required fee to the Board Secretary. Use attached applicable checklist.
4. A complete application shall be forwarded to the professionals indicated on the Board Expert List (see attached).
5. The application will be deemed either incomplete or complete by the Board professionals within 45 days of submission of the materials. Review the standards for application timing contained in the Land Development Ordinance for further details.
6. The Board Secretary will notify you via letter when your application has been deemed either incomplete or complete. Upon notification by the Board Secretary that your application has been deemed complete, you will also be notified of the date of the Board Meeting that your application will be heard. For major site plans and subdivisions, you will be informed of the date of the Development Review Committee meeting at which your application will be discussed. For information on the Development Review Committee, please refer to the Land Development Ordinance.
7. Upon receiving the notification of the hearing date, the Applicant, or his/her professional, shall provide the proper notification at least ten (10) days in advance of the meeting by certified mail to all owners and utility companies indicated on the Certified List of Property Owners that you obtained from the Township Tax Assessor. A sample copy of required notice is provided in this package. The Applicant must indicate the date and the time of the meeting; the type of application being applied for and any variances being requested; the Applicant's name and address; the block, lot, and street address of the subject property; and the location of the Board Meeting. The Township of Edgewater Park accepts no responsibility for the applicant's failure to provide proper notice as required by law.
8. The applicant shall also publish a notice in the **Burlington County Times** newspaper at least ten (10) days in advance of the scheduled meeting. A standard form of notice is provided in the Application Package. The Township of Edgewater Park accepts no responsibility for the applicant's failure to provide the proper form of notice as required by law.
9. Two (2) days prior to the scheduled meeting date, the applicant shall submit to the Board Secretary (1) a Proof of Publication (provided to you by the newspaper), (2) all return receipts (green cards) and all white slips from the certified Property Owner Notification, (3) a copy of the Certified List of Property Owners, and (4) copies of the notices utilized.
10. On the scheduled meeting date, the applicant must be in attendance to present the application to the Board. Use of legal and/or design professional representation is encouraged. Corporations are required to have legal representation.

**Edgewater Park Township
Planning Board and Zoning Board of Adjustment**

STANDARD DEVELOPMENT APPLICATION

Township of Edgewater Park
Municipal Building
400 Delanco Road
Edgewater Park, NJ 08010
Phone (609) 877-2217 Fax (609) 877-2308
www.edgewaterpark-nj.com

The Standard Development Application, together with supporting documentation, (see checklists for number of required copies), must be filed in the Township Planning Board Office and must be delivered to all Board Experts on the list attached to this application for review. The Township has 45 days to deem an application incomplete or complete. Complete applications for development not including major site plans and subdivisions will generally be scheduled for the next available hearing date, however no application will be scheduled for a hearing that is 15 days or less from the date of completeness determination. Complete applications for major site plans and major subdivisions will be scheduled for review by the Development Review Committee (per Section 16-30) prior to the scheduling of a hearing date. Prior to a hearing on the application, statutory notice must be given.

<p>To be completed by Township staff only:</p> <p>Date Filed: _____ Application No.: _____ Application Fees: _____ Escrow Deposits: _____ Date(s) Deemed Incomplete: _____ Date Deemed Complete: _____ Hearing Date Scheduled: _____</p>

1. SUBJECT PROPERTY:

Location: _____

Tax Map: Page _____ Block _____ Lot(s) _____

Lot Dimensions: Frontage _____ Depth _____ Total Area _____

Zoning District: _____

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:
Yes [attach copies] _____ No _____ Proposed _____

Note: All deed restrictions covenants, easements, association by-laws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

Present use of the premises:

2. APPLICANT:

Name: _____

Mailing Address: _____

Telephone Number: _____

Fax Number: _____

Email address: _____

Applicant is a: Corporation _____ Individual _____ Partnership _____

3. DISCLOSURE STATEMENT:

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all person owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55d-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. [Attach pages as necessary to fully comply.]

4. IF OWNER IS OTHER THAN THE APPLICANT, provide the following information on the Owner(s):

Name: _____

Mailing Address: _____

Telephone Number: _____

Fax Number: _____

Email address: _____

Owner's Consent: SIGN CERTIFICATION (#24)

5. APPLICANT'S ATTORNEY:

Name: _____

Mailing Address: _____

Telephone Number: _____

Fax Number: _____

Email address: _____

6. APPLICANT'S ENGINEER:

Name: _____

Mailing Address: _____

Telephone Number: _____

Fax Number: _____

Email address: _____

7. List any other Expert(s) who will submit a report or will testify for the Applicant:

Name: _____

Mailing Address: _____

Telephone Number: _____

Fax Number: _____

Email address: _____

Field of Expertise: _____

9. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:
Please check the appropriate box for the review requested:

Bulk Variance (N.J.S.A. 40:55D-70I et seq.) _____

Appeal _____

Minor Subdivision _____

Minor Site Plan _____

Major Subdivision _____

Preliminary _____

Final _____

Major Site Plan _____

Preliminary _____

Final _____

Plan Amendment _____

Use Variance (N.J.S.A. 40:55D-70(d) et seq.) _____

Informal Review _____

Conditional Use Approval _____

Direct Issuance of Permit (N.J.S.A. 40:55D-34 & 36) _____

(N.J.S.A. 40:55D-34 permit building or structure in the bed of a mapped street or public drainage way, flood control basin or public area reserved pursuant to N.J.S.A. 40:55D-32)

(N.J.S.A. 40:55D-36 permit building or structure not related to an official suitably improved street pursuant to N.J.S.A. 40:55D-35).

10. Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises: [attach pages as needed]

11. List Ordinance Sections from which variance(s) and/or interpretation(s) are requested: (attach additional pages as needed)_____

12. List waivers of Development Standards which are requested: [attach additional pages as needed]_____

13. Is there an historic structure on this property? _____
14. Is this property in the Limestone Area? _____
15. Is a public water line available? _____
16. Is public sanitary sewer available? _____
17. Does the application propose a well or public water? (Circle one);
Septic system or public sewage? (Circle one)
18. Have any proposed new lots been reviewed by the Tax Assessor to determine appropriate lot and block numbers? _____
19. Are any off-tract improvements required or proposed? _____
21. Is the subdivision to be filed by Deed or Plat? _____
22. Indicate other required approvals:

AGENCY	YES	NO	DATE PLANS SUBMITTED	DATE APPROVAL RECEIVED
Edgewater Park Sewerage Authority				
County Health Department				
County Planning Board				
NJ Dept. of Environmental Protection				
Sewer Extension Permit				
Sanitary Sewer Connection Permit				
Stream Encroachment Permit				
Waterfront Development Permit				
Tidal Wetlands Permit				
Freshwater Wetlands Permit				
Potable Water Construction Permit				
NJ Department of Transportation				
Other				

23. Attach a copy of the Notice to appear in the official newspaper of the municipality and to be mailed to the owners of real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable, and identify the proposed use of the building(s), structure(s) and/or property.

The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Administrative Officer for the hearing. An affidavit of service on all property owners and a proof of publication must be filed before the hearing can proceed.

24. Attach certification from the Tax Collector that all taxes due on the subject property have been paid.
25. Attach completed CONSENT TO/FOR ENTRY UPON PROPERTY.
26. Certification of Applicant. I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant.
[If the applicant is a corporation, this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this _____ day of _____, 20__.

NOTARY PUBLIC

SIGNATURE OF APPLICANT

27. Certification of Property Owner. I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

[If the owner is a corporation, this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this _____ day of _____, 20__.

NOTARY PUBLIC

SIGNATURE OF OWNER

28. Understanding of Escrow. I understand that per Section 16-75 of the Land Development Ordinance the sum of \$ _____ has been deposited in an escrow account. In accordance with the Ordinances of the Township of Edgewater Park, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within thirty (30) days. I understand that my application will not be heard by the Board nor further reviewed by its professionals until the escrow account is replenished. By signing this agreement and upon making application, I agree to pay all charges associated with this application.

Date

SIGNATURE OF APPLICANT

TOWNSHIP OF EDGEWATER PARK
Planning Board/ Zoning Board of Adjustment

COMPLETENESS CHECKLISTS

§ 16-73.4 Variance Application Checklist.

VARIANCE SKETCH CHECKLIST		Submitted	Not Applicable	Waiver Requested
Applicant Name: _____				
Block/Lot: _____				
Application #: _____				
1.	Submit the following documents with the Standard Development Application:			
a.	Copy of an area map (Tax Map) showing all lots within two hundred (200) feet of the property.			
b.	List of names, addresses, lot and block numbers, as they appear on the official tax records of the Township, of all owners of property within two hundred (200) feet of the property affected by the application and upon whom the notice must be served in the manner provided by law. (Can use Certified Property Owners 200' List from Tax Assessor.)			
c.	Copy of professional survey at a scale not smaller than 1" = 100' nor larger than 1/8" = 1'; clearly indicating the buildings and improvements thereon with all front, side and rear yard dimensions and setbacks from the property lines.			
d.	Copies of subdivision, site plan or conditional use applications when applicable.			
e.	Certification from Tax Assessor that taxes are paid.			
2.	If the survey is more than one (1) year old, attach certification of the applicant or owner that the survey accurately represents the status of the premises and all improvements at the time of filing for the variance.			
3.	A statement containing the following information:			
a.	Date of acquisition of property, and from whom.			
b.	The number of dwelling units in existing building(s).			
c.	State whether the applicant or owners own or are under contract to purchase any adjoining lands. Set forth lot and block number(s).			
d.	State whether the application is or is not to be accompanied by a separate application for subdivision, site plan or conditional use approval.			
4.	At least ten (10) days prior to the hearing, the applicant shall serve prescribed notice on all owners of property within two hundred (200) feet. Note: This may require the inclusion of an adjoining municipality; the County Planning Board when county roads or lands are involved; and the Commissioner of Transportation of the State of New Jersey when a state or interstate highway is involved.			
5.	The applicant must submit the original and fifteen (19) copies of the completed application, and fifteen (19) folded copies of a plot plan, map or survey, drawn to scale, and affidavit of proof of service, with a copy of the notice and the list furnished by the Administrative Officer of the municipality of all those persons or entities served (service shall be made by certified mail or personal service).			
6.	Proper notice given to those requiring service upon them, and publication made, at least ten (10) days prior to the date of hearing before the Board.			
	Checklist reviewed by: _____			
	Application found complete on: _____			
	Application found incomplete on: _____			

Edgewater Park Township Planning Board/Zoning Board of Adjustment
 §16-73.1 Minor Subdivision and Minor Site Plan Checklist.

APPLICATION FOR APPROVAL OF MINOR SUBDIVISIONS AND MINOR SITE PLANS		Submitted	Not Applicable	Waiver Requested
Applicant Name: _____				
Block/Lot: _____				
Application #: _____				
Note: for details of all submissions, see ordinance. Applicant should check off all items as submitted, not applicable, or waiver requested.				
If waiver is requested, reasons shall be indicated in separate submission.				
1.	Plat or plan drawn and sealed by a P.E., L.S., P.P. or R.A. as permitted by law and based on a current survey.			
2.	Scale: 1" = 30' or as approved by Board Engineer.			
3.	Current survey upon which plat or plan is based.			
4.	Map size:			
	8 1/2" x 13"			
	15" x 21"			
	24" x 36"			
	30" x 42"			
5.	Key map: 1,000' radius, street names, zoning districts.			
6.	Title block and basic information:			
	a. Title			
	b. Date of original preparation and date(s) of revision			
	c. North arrow and reference meridian			
	d. Ratio scale and graphic scale			
	e. Tax map block, lot numbers and zone			
	f. Name, address and license number of person preparing plat or plan, signed and sealed			
	g. Name and address of owner of record and applicant, if different from the owner			
7.	Signature of the applicant, and, if the applicant is not the owner, the signed consent of the owner.			
8.	A map of the entire tract or property showing the location of that portion to be divided therefrom, giving all distances and showing all roads abutting or transversing the property. Development boundaries shall be clearly delineated.			
9.	The name of all adjoining property owners as disclosed by the most recent Township tax records.			
10.	Names of adjoining municipalities within 200 feet.			
11.	The location of existing and proposed, including details:			
	a. Property lines			
	b. Streets			
	c. Buildings (with an indication as to whether existing buildings will be retained or removed)			
	d. Buildings within 200 feet of the site			
	e. Parking spaces and loading areas.			
	f. Roadways, driveways and curbs			
	g. Water courses			
	h. Railroads			
	i. Bridges			
	j. Drainage pipes and other improvements			
	k. Natural features and treed areas, both on the tract and within fifty (50) feet of its boundary			
	l. Sewer, water and other utilities			
	m. Lighting including photometrics and landscaping			
	n. Signage including details			
	o. Refuse areas			
	p. Soil Erosion and Sediment Control Plan			
	r. Subsurface structures demolition			
	s. Tree save plan			
12.	Area in square feet of all existing and proposed lots.			
13.	Bearings and distances of all existing and proposed property lines.			
14.	Sufficient elevations or contours at 2-foot intervals, including finished grades and finished floor elevations.			
15.	The location and width of all existing and proposed utility, drainage and other easements, including but not limited to, sight triangle easements.			

16.	Front, side, and rear setback lines.			
17.	Chart of the zoning requirements for the zone, what is proposed, and variances indicated.			
18.	Delineation of flood plain and wetlands areas.			
19.	A copy of any protective covenants or deed restrictions applying to the lands being subdivided or developed.			
20.	Tax payment certification			
21.	Fifteen (15) sets of folded plans			
22.	For subdivisions, if the applicant intends to file the approved subdivision with the County Register, the plat shall be prepared in compliance with the "Map Filing Act" P.L. 1960, C.141 (C.46.2309.9 et seq.) and bear the signature block noted in item 23 below.			
23.	For subdivisions, if the applicant intends to file by deed(s) record of the approved subdivision with the County Register, the following signature block shall be provided on the deed(s):			
24.	If a property is located within a redevelopment area, a copy of the fully executed redevelopment agreement shall be submitted.			
	Checklist reviewed by: _____			
	Application found incomplete on: _____			
	Application found complete on: _____			

Edgewater Park Township Planning Board/Zoning Board of Adjustment
 § 16-73.2 Preliminary Major Subdivision and Site Plan Checklist.

APPLICATION FOR PRELIMINARY APPROVAL OF MAJOR SUBDIVISIONS AND SITE PLANS		Submitted	Not Applicable	Waiver Requested
Applicant Name: _____				
Block/Lot: _____				
Application #: _____				
	Note: for details of all submissions, see ordinance. Applicant should check off all items as submitted, not applicable, or waiver requested.			
	If waiver is requested, reasons shall be indicated in separate submission.			
1.	Plat or plan drawn and sealed by a P.E., L.S., P.P. or R.A. as permitted by law and based on a current survey.			
2.	Scale: 1" = 30' or as approved by Board Engineer.			
3.	Current survey upon which plat or plan is based.			
4.	Map size:			
	8 1/2" x 13"			
	15" x 21"			
	24" x 36"			
	30" x 42"			
5.	Title block and basic information:			
	a. Title			
	b. Date of original preparation and date(s) of revision			
	c. North arrow and reference meridian			
	d. Ratio scale and graphic scale			
	e. Tax map block, lot numbers and zone			
	f. Name, address and license number of person preparing plat or plan, signed and sealed			
	g. Name and address of owner of record and applicant, if different from the owner			
	(Where more than one sheet is required, the above information shall appear on each sheet and all sheets shall be appropriately labeled, numbered and bound.)			
6.	The first sheet of a series of plats or plans submitted for preliminary approval shall contain, in addition to the above, the following:			
	a. A key map at a scale of 1" = 500' or less showing zone boundaries			
	b. The names and addresses, lot and block numbers of all property owners within 200' of the tract boundary line including adjoining municipalities			
	c. Signature blocks for the Board Chairperson, Board Secretary and Board Engineer			
	d. Chart of the zoning requirements for the zone, what is proposed, and variances indicated			
7.	For subdivisions, contour lines at vertical intervals not greater than 5 feet for land with natural slopes of 10 percent or greater and at vertical intervals of not greater than 2 feet for land with natural slopes of less than 10 percent.			
8.	For site plans, a grading plan showing, at 2 foot contour intervals, existing and proposed contours and elevations.			
9.	The location of existing watercourses and any natural features, including flood plains, wetlands and soil types on the site and within 50 feet.			
10.	The area of the tract to be subdivided or developed in square footage and the location, lot area, width and depth of any existing lot or lots proposed to be subdivided.			
11.	Location of all existing and proposed buildings and subsurface structures, with building setbacks, front, side and rear yard distances.			
12.	Location of all structures within 200 feet of the property.			
13.	A stormwater management plan showing the location, type and size of any existing and proposed bridges, culverts, drainpipes, catch basins and other storm drainage facilities, including Stormwater Analysis Report and documentation required by NJDEP.			
14.	A soil erosion and sediment control plan.			
15.	Tree save plan.			
16.	A circulation plan showing proposed vehicle, bicycle and pedestrian circulation systems. The plan shall include the locations, typical cross-sections, centerline profiles and type of paving for all proposed new streets and paths.			
17.	Plans of proposed potable water and sanitary sewer utility			

	systems showing feasible connections to existing or any proposed system. If a public water supply or sanitary sewer system is available, the owner shall show appropriate connections thereto on the plat or plan.			
18.	Location of any proposed off-street parking areas with dimensions showing parking spaces, loading docks and access drives and a traffic circulation pattern showing all ingress and egress to the site.			
19.	Location and description of all proposed signs and exterior lighting, including details.			
20.	Provision for storage and disposal of solid wastes.			
21.	For site plans, the preliminary floor plans and preliminary building elevation drawings showing all sides of any proposed building or buildings. The final floor plans and building elevations drawings submitted to the Construction Code Official for issuance of a building permit shall conform with the preliminary plans and drawings approved by the Board. No change, deletion or addition shall be made to said final plans and drawings without resubmission and reapproval by the Board.			
22.	A staging plan for projects greater than 10 acres in area.			
23.	All proposed buffers, landscaping, fences, walls, hedges or similar facilities. The landscaping plan shall show in detail the location, size and type of all plant material, including ground cover, to be used on the site. Common names of all landscaping material shall be indicated.			
24.	A copy of any protective covenants or deed restrictions applying to the land and being subdivided or developed and a notation on the plat or plan of any easements required by the Board, such as, but not limited to, sight triangle easements. Said easements may also include utility lines, public improvements and ingress and egress for emergency vehicles.			
25.	A copy of such guarantees, covenants, master deed or other document which shall satisfy the requirements of the Board for the construction and maintenance of any proposed common areas, landscaping, recreational areas, public improvements and buildings.			
26.	A list of all licenses, permits or other approvals required by law, including proof of service.			
27.	For any subdivision of 6 or more lots, or for a variance to construct a multiple dwelling of 25 or more dwelling units, or for site plan approval of any non-residential use, a corporation or partnership shall list the names and addresses of all stockholders or individual partners owning at least 10 percent of its stock of any class or at least 10 percent of the interest in the partnership, as the case may be. If a corporation or partnership owns 10 percent or more of the stock of a corporation, or 10 percent or greater interest in a partnership, subject to disclosure pursuant to the previous paragraph, that corporation or partnership shall list the names and addresses of its stockholders holding 10 percent or more of its stock or of 10 percent or greater interest in the partnership, as the case may be, and this requirement shall be followed by every corporate stockholder or partner in a partnership, until the names and addresses of the non-corporate stockholders and individual partners, exceeding the 10 percent ownership criterion have been listed.			
28.	The Board may require the applicant to submit an environmental impact assessment as part of preliminary approval if, in the opinion of the Board, the development could have an adverse effect on the environment.			
29.	The Board may require the applicant to submit a traffic impact statement as part of preliminary approval if, in the opinion of the Board, the development could have an adverse effect on off-site traffic and circulation.			
30.	Applicant shall submit fifteen (15) sets of folded plans.			
31.	If a property is located within a redevelopment area, a copy of the fully executed redeveloper's agreement shall be submitted.			
	Checklist reviewed by: _____			
	Application found incomplete on: _____			
	Application found complete on: _____			

Edgewater Park Township Planning Board/Zoning Board of Adjustment
 § 16-73.3 Final Major Subdivision and Site Plan Checklist.

APPLICATION FOR FINAL APPROVAL OF MAJOR SUBDIVISIONS AND SITE PLANS		Submitted	Not Applicable	Waiver Requested
Applicant Name: _____				
Block/Lot: _____				
Application #: _____				
	Note: for details of all submissions, see ordinance. Applicant should check off all items as submitted, not applicable, or waiver requested.			
	If waiver is requested, reasons shall be indicated in separate submission.			
1.	Plat or plan drawn and sealed by a P.E., L.S., P.P. or R.A. as permitted by law and based on a current survey.			
2.	Scale: 1" = 30' or as approved by Board Engineer.			
3.	Current survey upon which plat or plan is based.			
4.	Map size:			
	8 1/2" x 13"			
	15" x 21"			
	24" x 36"			
	30" x 42"			
5.	Title block and basic information:			
	a. Title			
	b. Date of original preparation and date(s) of revision			
	c. North arrow and reference meridian			
	d. Ratio scale and graphic scale			
	e. Tax map block, lot numbers and zone			
	f. Name, address and license number of person preparing plat or plan, signed and sealed			
	g. Name and address of owner of record and applicant, if different from the owner			
	(Where more than one sheet is required, the above information shall appear on each sheet and all sheets shall be appropriately labeled, numbered and bound.)			
6.	Tract boundary lines, right-of-way lines of streets, street names, easements and other rights-of-way, land to be reserved or dedicated to public use, all lots lines and other site lines, with accurate dimensions, bearings or deflection angles, radii arcs and central angles of all curves, or as required by the Map Filing Act.			
7.	The purpose of any easement or land reserved or dedicated to public use such as, but not limited to, sight triangle easements, and the proposed use of sites other than residential.			
8.	The front, side and rear building setback lines.			
9.	Improvement plans in accordance with the Township standards for roads and utilities.			
10.	Statement that final plan is consistent with preliminary plan, and if not, how and why they differ.			
11.	All additional information, changes or modifications required by the Board at the time of preliminary approval.			
12.	A statement from the Township Engineer that all improvements required by the Board for preliminary approval have been installed in compliance with all applicable laws.			
13.	If improvements have not been installed, then a statement from the Township Clerk shall accompany the application for final approval stating that:			
	a. A recordable developer's agreement with the Township has been executed			
	b. A satisfactory performance guarantee has been posted			
	c. That the Township has received all escrow and inspection fees			
14.	Proof that all taxes and assessments for local improvements on the property have been paid.			
15.	If the requirement improvements have been installed, the application for final approval shall be accompanied by a statement from the Township Clerk that a satisfactory maintenance bond has been posted.			
16.	Applicant shall submit fifteen (15) sets of folded plans.			

17.	If a property is located within a redevelopment area, a copy of the fully executed redeveloper's agreement shall be submitted.			
	Checklist reviewed by: _____			
	Application found incomplete on: _____			
	Application found complete on: _____			

NOTICE TO PROPERTY OWNERS

You are hereby notified that _____ has applied to the
Name of Applicant

Edgewater Park Planning Board/Zoning Board of Adjustment (*select one*) for a

List type of application including all variances

and any other variances which the board may deem necessary at my property located at

_____, also known as Block ____ Lot(s) ____.
Street Address of Property

A public hearing on my application will be held by the Edgewater Park Planning Board/Zoning Board of Adjustment (*select one*) at 7:30 p.m. on (_____, 20__), in the courtroom at Edgewater Park Municipal Building, 400 Delanco Road Edgewater Park, NJ 08010.

If you have comments on this application, you may attend this meeting and you will be heard.

All documents in connection with this application are on file in the Board Secretary's Office where they are available for public inspection during normal business hours.

Applicant's Name

Applicant's Address

Date

NOTICE TO THE OFFICIAL NEWSPAPER

TAKE NOTICE that on the _____ day of _____, 20____, at 7:30 o'clock p.m., a hearing will be held before the Edgewater Park Township Planning Board/Zoning Board of Adjustment (select one) at the Municipal Building located at 400 Delanco Road in Edgewater Park, NJ on the appeal or application of the undersigned to permit

including a variance or other relief so as to permit

on the premises located at _____ and designated as Block _____, Lot(s) _____ on the Edgewater Park Township Tax Map.

A copy of the application documents are on file for public inspection at the Board Secretary's office in Edgewater Park Township during normal working hours.

Applicant's Name

Publication Date

REQUEST FOR CERTIFIED PROPERTY OWNERS WITHIN 200 FEET

DATE _____

I _____ HERBY REQUEST A CERTIFIED LIST OF PROPERTY OWNERS WITHIN 200 FEET OF BLOCK _____, LOT (S) _____ QUAL _____ ALSO KNOWN AS _____ (STREET LOCATION)

I AM AWARE THAT THERE IS A FEE OF \$10.00 FOR THE CERTIFIED LIST I AM REQUESTING.

NOTIFY ME BY MAIL _____ FAX _____ WHEN COMPLETE.

NAME:

ADDRESS:

SIGNATURE

PHONE

FAX

CONSENT TO/FOR ENTRY UPON PROPERTY

Owner Name:

Owner Address:

Block _____ Lot _____ Qualifier _____

We, (_____),
(Owner's Name)

owners of the above-referenced property, do hereby give permission to all Edgewater Park Township Officials, Planning Board Members, Planning Board Professionals and Planning Board Consultants to enter upon our property for site inspection and/or any other legitimate purpose(s) in conjunction with the

(_____)
(type of application)

application that has been submitted to the Edgewater Park Township Joint Land Use Board for consideration.

DATE: _____
_____ (Owner's Signature)

DATE: _____
_____ (Owner's Signature)

DATE: _____
_____ (Owner's Signature)

DATE: _____
_____ (Owner's Signature)

EDGEWATER PARK TOWNSHIP BOARD EXPERT LIST

ENGINEER

Thomas Miller, PE, CME
Environmental Resolutions, Inc.
525 Fellowship Road, Suite 300
Mt. Laurel, NJ 08054
Phone (856) 235-7170
Fax (856) 273-9239

PLANNER

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Mt. Laurel, NJ 08054
Phone (856) 235-7170
Fax (856) 273-9239

ATTORNEY

Thomas Coleman, Esq.
Raymond and Coleman
325 New Albany Road
Moorestown, NJ 08057
Phone (856) 222-0100
Fax (856) 222-0411

LIST OF ADJOINING MUNICIPALITIES AND UTILITIES FOR NOTIFICATION

Adjoining Municipalities

Willingboro Township
Municipal Complex
1 Salem Rd
Willingboro, NJ 08046
609-877-2200

Burlington County Planning Board
PO Box 6000
Mt. Holly, NJ 08060

Beverly City
Municipal Building
446 Broad St
Beverly, NJ 08010
609-387-1881

New Jersey Department of Transportation
Jack Lettiere Commissioner
PO Box 600
Trenton, NJ 08625-0600

Burlington Township
851 Old York Rd
Po Box 340
Burlington, NJ 08016
609-386-4444

Delanco Township
770 Coopertown Road
Delanco, NJ 08075
856-461-0561

Utilities

Public Service Electric & Gas Service Co.
Robert Preston, Sales Consultant
300 New Albany Road
Moorestown, NJ 08057

Edgewater Park Sewerage Authority
June Dovey, Secretary
400 Delanco Road
Edgewater Park, NJ 08010

Comcast Cablevision
Kevin Smith, General Manager
21 Beverly-Rancocas Road
Willingboro, NJ 08046

Verizon 911 Department
Barbara Winward
789 Wayside Road
Neptune, NJ 07753
Fax: 1-800-637-9137

NJ American Water Company
Maureen Duffy, Community Relations
989 Lenox Drive Suite 224
Lawrenceville, NJ 08648

EDGEWATER PARK TOWNSHIP FEE SCHEDULE (Ord. Section 16-75)

	Application Fee	Minimum Starting Escrow
Informal Concept Plan, Interpretation of Zoning Ordinance, Appeal from Decision of Administrative Officer, Request for Extension of Time or any other application for which no specific fee or escrow is established	\$100.00	\$750.00
Minor Subdivision	\$250.00	\$250 per lot (min. \$500)
Preliminary Major Subdivision	\$250.00	\$500 per lot
Final Major Subdivision	\$250.00	\$250 per lot
Minor Site Plan or Change of Use	\$250.00	\$1,000.00
Preliminary Major Site Plan	\$250.00	\$500/acre - min \$1,500
Final Major Site Plan	\$250.00	\$200/acre - min \$1,000
Conditional Use	\$250.00	\$450/acre - min \$1,000
Rezoning or Master Plan Amendment Request	\$250.00	\$2,000.00
Submission of revised plans	--	1/4 of the required escrow
Residential (single or two-family) Bulk Variance	\$25.00	\$400.00
Residential (single or two-family) Use Variance	\$25.00	\$750.00
Nonresidential and Multi-Unit Residential Use & Bulk Variances	\$100.00	\$1,000.00
Special Meeting Fee	\$1,000.00	--

APPLICANT'S COAH OBLIGATION
In Accordance with Ordinance 8-2005

A. Residential Development.

- Residential development in any zoning district in the Township proposing five (5) or more lots or units shall set-aside 11.1 percent (11.1%) of said units (rounded to the next higher number if 0.5 or greater) for affordable housing as said term is defined under the FHA and Counsel on Affordable Housing (COAH)'s Rules and Regulations.
- Residential development in any zoning district in the Township proposing four (4) or less lots or units shall pay an Affordable Housing Development Fee pursuant to the Township's Development Fee Ordinance 16-2000 and as subsequently amended by Ordinance 18-2002, Ordinance 19-2002 Ordinance 6-2004 and Ordinance No. 3-2005. Development Fees for residential development shall be in accordance with the COAH's Rules and Regulations.

B. Non-residential Development.

- Except as otherwise provided below, any non-residential development application submitted to the Planning Board that is required to produce at least one affordable unit (rounded to the next number if 0.5 or greater) pursuant to COAH's regulations found in Appendix E, *NJAC 5:94-1 et seq.*, shall be required to provide such affordable housing. The calculation of the number of jobs and employment opportunities shall be in accordance with Appendix E to *N.J.A.C. 5:94-1, et seq.* entitled "UCC Use Groups for Projecting and Implementing Nonresidential Components of Growth Share". Development Fees for non-residential development shall be in accordance with the COAH's Rules and Regulations.

C. The applicant may choose to satisfy its affordable housing production obligation(s) through the mechanisms permitted in COAH's rules, including, with Edgewater Park Township's advanced written permission.

- On-site housing production in connection with residential projects,
- Off-site housing production in the Township in connection with residential or non-residential development,
- The purchase of an existing market-rate home at another location in the community and its conversion to an affordable price-restricted home in accordance with COAH's criteria, regulations and policies,
- Participation in gut rehabilitation and/or buy-down/write-down, buy-down/rent-down programs; and/or
- Any other compliance mechanism pursuant to COAH's rules per *NJAC 5:94-et seq.*

Evidence of a compliance mechanism shall be produced to the Planning at the time of application filing and shall be a condition of all "completeness" determinations.

Thereafter, the satisfaction of the affordable housing compliance mechanism shall be an automatic condition of all approvals that must be satisfied in accordance with COAH's phasing requirements per *NJAC 5:94 et seq.*

D. Low and Moderate Income Split and Compliance with COAH's Rules.

The affordable unit(s) to be produced pursuant to Paragraphs A, B and C (above) shall be available to a low-income individual or household should only one affordable unit be required. Thereafter, each of the units shall be split evenly between low and moderate-income individuals and households except in the event of an odd number in which event the unit shall be a low-income unit. All affordable units shall strictly comply with COAH's rules and policies including, but not limited to, phasing, bedroom distribution, controls on affordability, range of affordability, affirmative marketing, income qualification, etc. It shall be the developer's responsibility, at its cost and expense, to arrange for the New Jersey Housing Affordability Service ("HAS") or other administering agency approved by COAH and the Township to ensure full COAH compliance and file such certifications, reports and/or monitoring forms as may be required by COAH or the Court to verify COAH compliance of each affordable unit.